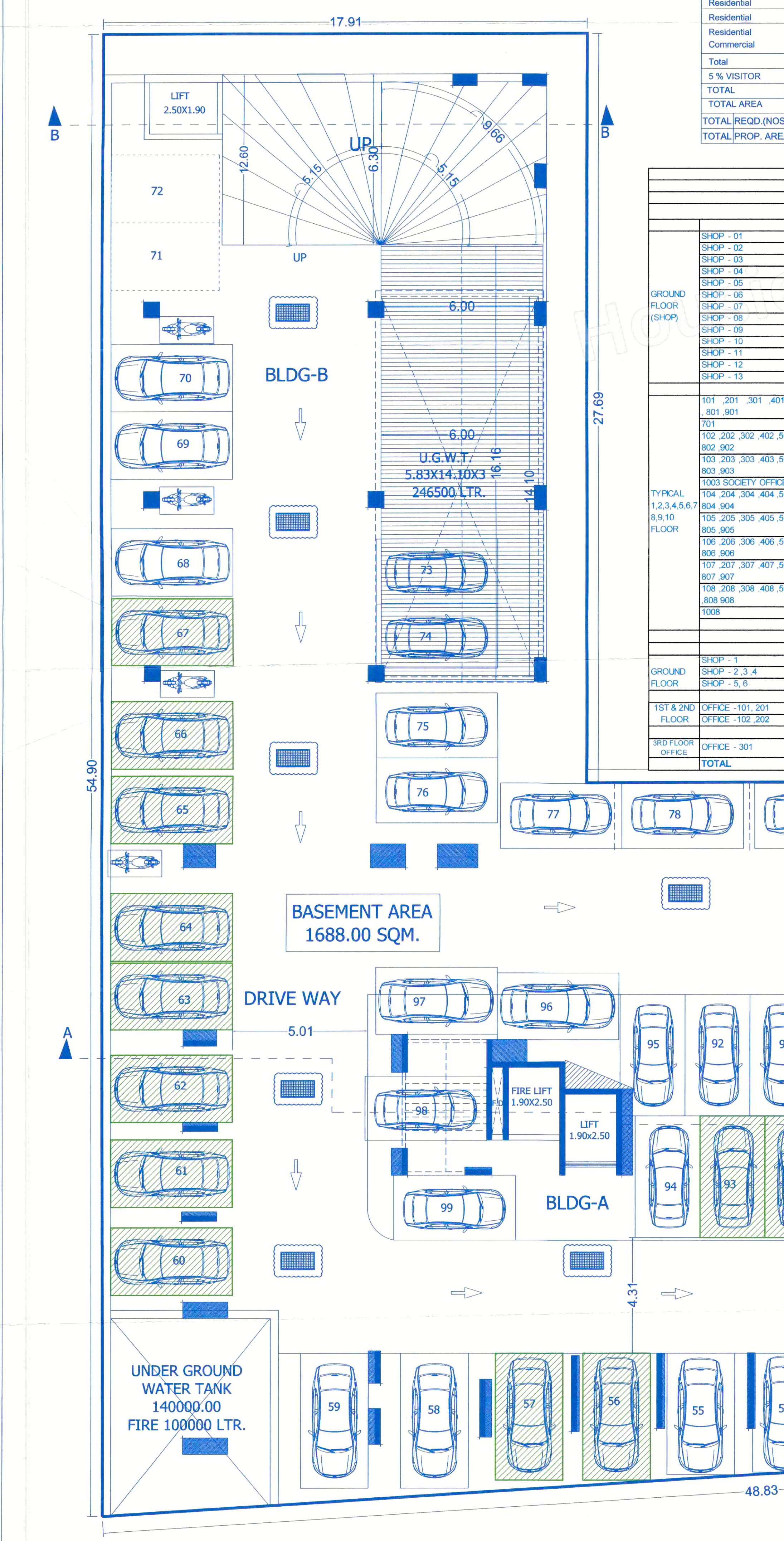
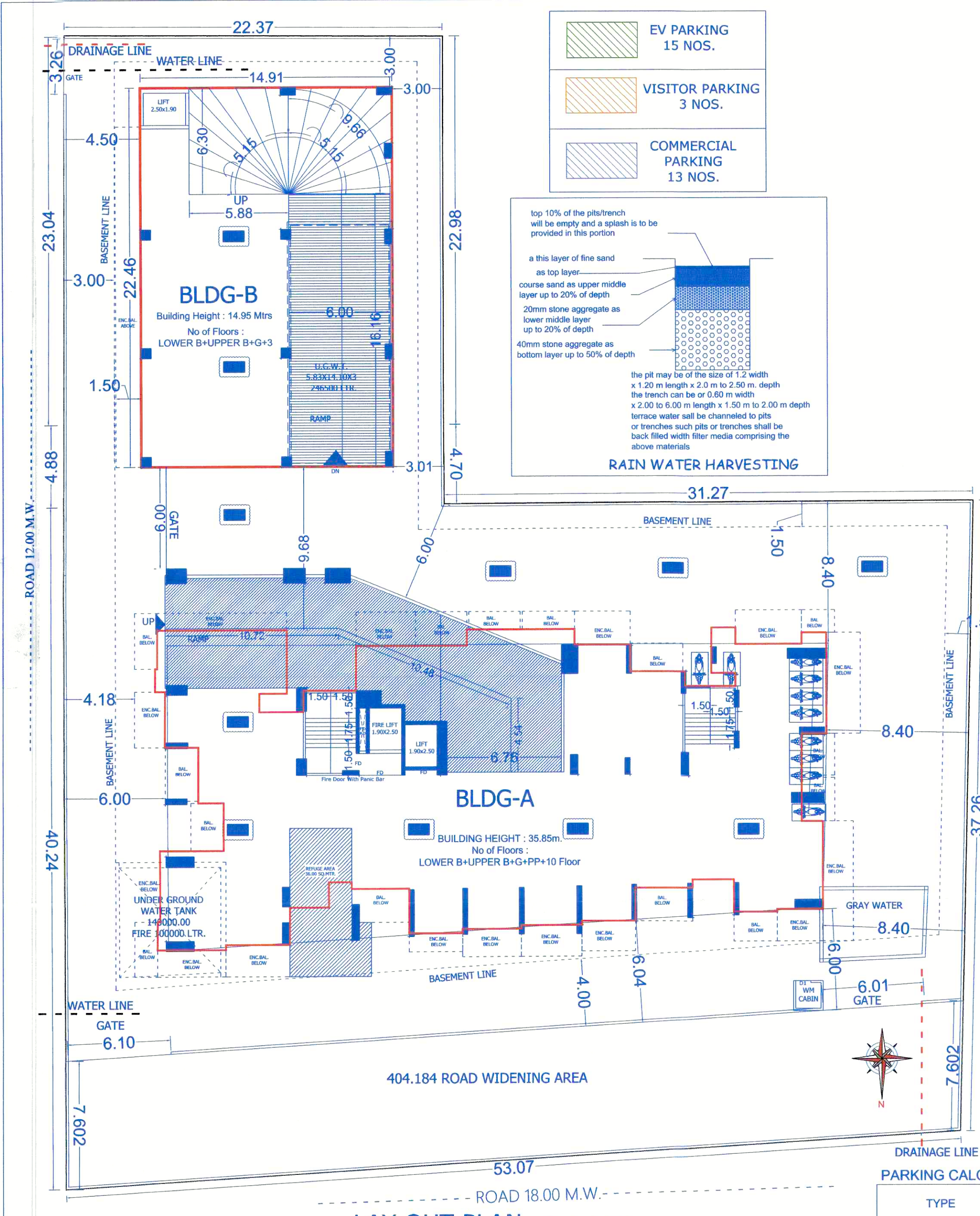




FORM OF STATEMENT - 2 (SR. NO. 9 (a)) PROPOSED BUILDING				
BLDG NAME	FLOOR	TOTAL BUILT-UP AREA COMMERCIAL	TOTAL BUILT-UP AREA RESIDENTIAL	TENAMENT
A	GROUND FLOOR (SHOP)	348.853		13
	FIRST FLOOR	0.00	734.120	08
	SECOND FLOOR	0.00	734.120	08
	THIRD FLOOR	0.00	734.120	08
	FOURTH FLOOR	0.00	734.120	08
	FIFTH FLOOR	0.00	734.120	08
	SIXTH FLOOR	0.00	734.120	08
	SEVENTH FLOOR	0.00	718.990	08
	EIGHTH FLOOR	0.00	734.120	08
	NINTH FLOOR	0.00	734.120	08
B	TENTH FLOOR	0.00	175.672	01
	DRIVER ROOM	0.00	12.80	0
	FIRST FLOOR (SHOP)	197.330	0.00	06
	SECOND FLOOR (OFFICE)	358.980	0.00	02
TOTAL	THIRD FLOOR (OFFICE)	150.579	0.00	01
	TOTAL	1414.722	6780.232	
TOTAL PROPOSED AREA		8194.954		
TOTAL PROPOSED FLAT		SHOP+OFFICE -24, RESIDENTIAL-73		

FORM OF STATEMENT - 1 (SR. NO. 8 (a)(ii)) EXISTING BUILDING TO BE RETAINED				
EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOOR
BUILDING A	NA	NA	NA	NA

WATER REQUIREMENT		
TANK	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
OHWT	RESIDENTIAL	49950.00
	FIRE REQUIREMENT	25000.00
	COMM.	9662.310
TOTAL		84612.210
UGWT	RESIDENTIAL	99900.00
	FIRE REQUIREMENT	75000.00
	COMM.	19324.62
TOTAL		194224.62

PARKING CALCULATION (A & B BUILDING)									
TYPE	CARPET AREA / FSI (M2)	UNIT	PROP.	BY RULE	PROP.	BY RULE	PROP.	SCOOTER (NOS.)	BY RULE
Residential	>30	2	1	1	0	2	0		
Residential	40 - 80	73	37	1	37	2	73		
Residential	80 - 150	0	0	0	0	0	0		
Residential Commercial	819.796	FOR EVERY 100 SQM. CARPET AREA	819.796/100	2	17	6	54		
Total					54		127		
5 % VISITOR					2.70		6.35		
TOTAL					56.70		133.35		
TOTAL AREA					708.75		266.70		
TOTAL REQD.(NOS.)							975.45		
TOTAL PROP. AREA							1500		

FORM OF STATEMENT - 3									
[SR.NO.8(g)]									
AREA DETAILS OF APARTMENT									
WING A COMM									
GROUND FLOOR (SHOP)	SHOP - 01	27.01	0.00	0.00	27.01	X	1	27.01	
	SHOP - 02	26.05	0.00	0.00	26.05	X	1	26.05	
	SHOP - 03	23.91	0.00	0.00	23.91	X	1	23.91	
	SHOP - 04	33.32	0.00	0.00	33.32	X	1	33.32	
	SHOP - 05	31.93	0.00	0.00	31.93	X	1	31.93	
	SHOP - 06	25.55	0.00	0.00	25.55	X	1	25.55	
	SHOP - 07	23.08	0.00	0.00	23.08	X	1	23.08	
	SHOP - 08	23.78	0.00	0.00	23.78	X	1	23.78	
	SHOP - 09	23.64	31.55	0.00	55.19	X	1	55.19	
	SHOP - 10	21.67	22.51	0.00	44.18	X	1	44.18	
	SHOP - 11	21.80	23.15	0.00	44.95	X	1	44.75	
	SHOP - 12	18.34	22.82	0.00	41.16	X	1	41.16	
	SHOP - 13	30.48	28.38	0.00	58.86	X	1	58.86	
WING A RESIDENTIAL									
TYPICAL 1,2,3,4,5,6,7,8,9,10 FLOOR	101_201_301_401_501_601_801_901	71.99	6.48	16.96	95.43	X	10	954.32	
	102_202_302_402_502_602_702_802_902	70.45	7.90	16.34	94.68	X	10	946.84	
	103_203_303_403_503_603_703_803_903	57.72	7.05	3.27	68.04	X	10	680.35	
	1003 SOCIETY OFFICE	27.28	0.00	0.00	0	X	1	27.28	
	104_204_304_404_504_604_704_804_904	59.19	6.51	8.41	74.12	X	9	667.04	
	105_205_305_405_505_605_705_805_905	40.89	19.77	7.18	67.83	X	9	610.49	
	106_206_306_406_506_606_706_806_906	49.16	17.99	10.10	77.25	X	9	695.23	
	107_207_307_407_507_607_707_807_907	55.59	5.70	16.10	77.39	X	9	696.48	
	108_208_308_408_508_608_708_808_908	58.94	3.48	15.17	77.59	X	9	698.34	
	1008	46.18	3.52	9.19	58.99	X	1	58.99	
WING B COMM									
GROUND FLOOR									
GROUND FLOOR	SHOP - 1	28.80	0	0	28.80	X	1	28.80	
	SHOP - 2,3,4	25.96	0	0	25.96	X	4	103.86	
	SHOP - 5,6	25.96	0	0	25.96	X	1	25.96	
1ST & 2ND FLOOR	OFFICE -101, 201	180.05	31.172	0	211.23	X	2	422.45	
	OFFICE -102, 202	137.92	0	0	137.92	X	2	275.84	
3RD FLOOR									
3RD FLOOR OFFICE	OFFICE - 301	114.25	0	0	114.25	X	1	114.25	
TOTAL								8,244.20	

STAMP OF APPROVAL BUILDING: A & B 2/8

Sanctioned No. B.P. Kivale/70/2025
Subject to conditions mentioned in the
Office Order No.
even dated 21/07/2025
Pimpri
Date: 21/07/2025
Executive Engineer
Building Permission and Unauthorised Building
Construction Control Department
Pimpri Chinchwad Municipal Corporation
Pimpri-411 018.

AREA STATEMENT		SQ.MT
1. AREA OF PLOT (minimum area of a,b,c to be considered)		2690.00
(a) As per ownership document (7/12, CTS extract)		2690.00
(b) As per measurement sheet		2690.00
(c) As per site plan		2690.00
2. Deductions for		0.00
(a) proposed D.P / D.P.Road widening Area / Service Road /Highway widening		404.184
(b) Any D.P Reservation area		0.00
(Total a+b)		0.00
3. Balance area of plot (1-2)		2285.816
4. Amenity Space (if applicable)		0.00
(a) Required -		0.00
(b) Adjustment of 2(b), if any -		0.00
(c) Balance Proposed		0.00
5. Net Plot Area (3-4 (c))		2285.816
6. Recreational Open space (if applicable)		0.00
(a) Required -		0.00
(b) Proposed -		0.00
7. Internal Road area		0.00
8. Plotable area (if applicable)		0.00
9. Built up area with reference to basic F.S.I. as per front road (2285.816 X1.10) width (Sr.No.5basic FSI)		2514.398
10. Addition of FSI on payment of premium		0.00
(a)Maximum permissible premium FSI -based on road width / TOD Zone.0.5%		1345.000
(b) proposed FSI on payment of premium.		896.144
11. In-situ FSI / TOD loading		2421.000
(a)In- situ against D.P road [2.0 x sr.No.2 (a)], if any		0.00
(b)In- situ against Amenity Space if handed over [2.00 or 1.85 x Sr.No.4 (b) and /or (c)].		0.00
(c) TDR area Previous Paid		0.00
(d) Total in-situ/ TDR loading proposed (11)a)+(b)+(c)		1613.06
12. Additional FSI area under Chapter No.7 (a)Road Area/Redevelopment FSI (479.85x2)		0.00
13. Total entitlement of FSI in the proposal		
(a) [(9+10b)+11(d) or 12 whichever is applicable		5023.6016
(a1) Deduction :- Built-up area / FSI/utilizes Area/FSI to be retained as per old DC Rules		0.00
(a2) Balance entitlement for Ancillary Area (a - a1)		
(b) Ancillary Area FSI upto 60% or 80% with payment of charges 4237.645x60% =2542.587 1414.722/1.80%=785.9567x80%=628.765 2542.587+628.76= 3171.352		3171.352
(c) Total entitlement (a + b)		8194.954
14. Maximum utilization limit of F.S.I.(building potential) permissible as per Road width { (as per Regulation No.6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.5 or 1.8} (9+10(a)+11-13(a1))		3.10
15. Total Built-up Area in proposal(excluding area at Sr.No.17b)		
(a) Previous Existing Built-up Area. Building A		0.00
(b) Proposed Built-up Area (Res/As per P line)		6780.232
(c) Proposed Built-up Area (Comm.)as per P line		1414.722
(d) Total Built-up Area existing + Proposed (a+b+c)		8194.954
(e) Sanction Existing Built-up Area. (bldg C,Mhada)		0.00
(f) Total Built-up Area Existing + Proposed With Mhada (d+e)		8194.954
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above)		0.99
17. Area for Inclusive Housing if any		N/A
(a) Required (20%of Sr.no.5)		N/A
(b) Proposed TENEMENT COMM.-24 SHOP+OFFICE RESI.PROP.-73		97

Certificate of Area
Certified that the plot under reference was surveyed by me and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership / T.P.Scheme Records / Land Records Department / City Survey records.

OWNER'S DECLARATION -
I / We undersigned hereby confirm that I / We would abide by plans approved by Authority / Collector / We would execute the structure as per approved plans. Also I / We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Mr. Sanjay K. Babar
Sou. Tejashri Sanjay Babar
LEGEND
PLOT BOUNDARY SHOWN BLACK
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLACK DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLITION SHOWN HATCHED YELLOW

OWNER :		Signature.
Sai Siddha Associates Through		
Mr. Sanjay K. Babar		Sou. Tejashri Sanjay Babar
PROJECT :		
PROPOSED RESIDENTIAL CONSTRUCTION ON SURVEY NO.- 67/2a/1P, 67/2a/4, KIWALE, PUNE.		
Consulting Architect		
"Shivam" Plot No.89, Sector No.27 Janta, Ground Floor,Opp. GST Bhavan, Near Akurdi Police Chowki, P.C.N.T.D.A. Nigdi, Pune - 411 044. Landline No. 020-27654012 Mobile No. 7058075659, 9890375659 Mail id:-- arch.sandeepdange@gmail.com Web:-- arsanandeeppdange.com		
OB NO. 683	SCALE AS SHOWN	DRN BY YOTI/SACHIN
CHK BY P.M	DATE 20.06.2025	REVISION 00

LOWER BASEMENT PARKING BLDG-A+B Scale 1:100